

APPENDIX B
GENERALIZED LAND USE
CLASSIFICATION

The SRPC Generalized Land Use Coverage is intended to be used as a planning tool for the Strafford region and member communities. The coverage was developed as an initial attempt to identify and quantify land use patterns at a regional level. Intended uses include regional analyses and preparation of generalized land use maps for the region and member municipalities. These maps can be used in Master Plan updates and local and regional planning studies.

The generalized coverage represents areas of similar land use. The coverage does not, and was not intended to, represent parcel boundaries or individual property land uses. Land use areas were based on interpretation of USGS quad sheet markings and 1987 aerial photo interpretation. Site uses, such as single-family residences, were buffered by approximately 500' or to an extent which would produce continuous strips with adjacent similar uses. As such there are no fixed buffering dimensions used in the creation of land use areas. Areas presented are considered to be accurate for initial use. These areas will increase in accuracy with scheduled local revisions.

Classification System Background

The SRPC land use coverage is intended to be a generalized representation of land use patterns in the Strafford Planning region. It is a **non-parcel based** system, which attempts to represent functional activity. This should be distinguished from the interdependent concept of land cover which is based upon formal physical characteristics and zoning which is based upon preferred, or regulated, strategies for future land use. In modern planning terms, land use and land cover are increasingly viewed as the same. This is due to the increasing use of satellite and aerial imagery, which often fails to distinguish land use activity.

It must be understood that there is no single correct or standardized land use coding scheme. Classification systems and display methods vary dependent upon the desired use of the map. Even among government agencies there are considerable variations in coding schemes and definitions.¹ The Bureau of the Budget has created a *Standard Industrial Classification Manual*, which categorizes uses by nested numerical values, but this is more related to economic than use activity.

The classification system used in this project is based upon a modified USGS Level I coding scheme. Coloration is based upon the standards set forth in **Planning Design Criteria, (DeChiara and Koppleman)** and modified based upon limitations of colors available on our in house plotter. Additionally, the system used was designed to be compatible with regional land use maps produced in 1977 by the Strafford/Rockingham Regional Council and in 1974 by the Strafford Regional Planning Commission. The Environmental Planning Study Maps produced by the Commission in 1974 represented the most comprehensive regional environmental mapping project done to that date.

¹ USGS, DoE and US Standard Land Use Codes, specifically.

Master Plan Appendix B Generalized Land Use Classification

This system provides adequate generalized land use classification. The following descriptions should be used to further standardize land use description for this mapping project. Italicized uses are noted as included, but not exclusive, examples.

Single Family	Areas of detached single unit residences.
Multi-Family	Areas of attached and detached multi-family residences, apartment complexes, etc...
Mobile Home Park	This classification is intended for representation of delineated groupings of homes in subdivisions. Scattered mobile homes are listed as single family.
Commercial	Areas of retail and service establishments. <i>Greenhouses</i>
Industrial	Areas of manufacturing, non-retail commercial or extractive facilities. <i>Active Gravel Pits</i>
Urban Center/Mixed Use	Used in urban areas or non-urban areas where uses are too mixed to be mapped individually at the given scale.
Developed Institutional	Used to represent public structures and associated properties and educational and administrative facilities. Also, religious facilities and cemeteries. <i>Town Dumps</i> <i>Sewage Treatment Plants</i>
Public/Recreational	Used to represent local, state, and federal parks, recreational areas, playgrounds and ball fields, as well as private recreational areas such as golf courses, sport facilities, and reserves. <i>Note – conservation easements, publicly owned lands, and trusts are forms of ownerships. They are not mapped as a use in this coverage unless the ownership translates into actual functional use.</i>
Agricultural	Used to represent crop and active pasture lands, dairy, and livestock facilities – whether public or private.
Open Space/Vacant	Used to represent traditional lands <i>Inactive or abandoned gravel pits and mines</i>
Forest	The default coverage category. All land areas not designated with one of the above use categories.
Water	Water bodies as defined by USGS 1:24,000 hydrology polygon information.